

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
May 11, 2011, Hilton Head Library

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**Members Present:**

Laura Barrett  
Jim Tiller  
Joe Hall  
Pearce Scott  
Ed Pinckney

**Members Absent:** None

**Staff Present:**

Judy Nash Timmer, Beaufort County CRB Administrator  
Linda Maietta, Beaufort County Planning Assistant  
Danny Wilson, Town of Bluffton, Planner  
Katie Woodruff, Town of Bluffton, Planner

I. **Call to Order:** The meeting was called to order at approximately 3:15 p.m. by Acting Chairman Joe Hall.

II. **General Public Comment:** None

III. **Review of Minutes:** The Board reviewed the April 13, 2011, meeting minutes. **The April 13, 2011, minutes were accepted as written.** The vote **was unanimous** (FOR: Barrett, Hall, Scott, Pinckney).

IV. **Old Business:** Beaufort County Application: Parker's Convenience – Lot 3, Gateway Village (Final Approval)

Ms. Judy Timmer provided staff comments (see attached staff report).

Representing Parker's was: Mr. Gregory Parker, Owner; Mr. Bob Poticny, Architect, Greenline Architecture; Mr. Ryan Thompson, Landscape Architect, Thomas & Hutton; and Mr. Kevin Smith, Engineer, Thomas & Hutton.

Mr. Smith opened the discussion. It was mentioned to the Board during the conceptual review that this property does have a buffer modulation and the applicant asked the Board to take that into consideration during the review/approval process. Mr. Smith stated that Mr. Parker is anxious to get under construction and would appreciate getting the CRB's conditional approval, based on staff approval, of the lighting and landscape plan today.

Mr. Thompson addressed the items Ms. Timmer pointed out in her staff report:

- 1) Applicant will change 3 gallon plants to 7 gallon plants. However, they are trying to keep the front foundation buffer more formal; trying to keep the front of the store really clean.

- Board** agreed the front foundation of the boxwoods could be the 3 gallon but the rest of the shrubs had to meet the 7 gallon requirement.
- 2) Applicant already has schillings holly and is willing to swap out the aucuba for another native shrub species.  
**Board** suggested natives be used in the highway corridor buffer and that the choices could be saw palmetto, ilex vomitoria or ilex cornuta or other natives that the landscape architects may suggest. (Including grasses.)
  - 3) Applicant is willing to explore other opportunities and other tree types in place of the crape myrtles for the south side of the buffer.  
**Board** agreed that existing crape myrtles can be retained but no additional crape myrtles can be planted.
  - 4) Applicant will relocate the bush palmetto.  
**Board** suggested the large dwarf palmetto near the sign and utility box be saved and relocated.
  - 5) Applicant will revise plans to reflect the live oaks and the serpentine hedge.  
**Board** suggested preserve the existing oaks and shrubs that are part of the allee.
  - 6) Applicant will add additional understory shrub material along the buffer area to address staff's concern. Possibly use some grasses.  
**Board** suggested additional shrubs in the 50' buffer to ensure that the parking is screened. Agreed to Schillings Hollies.
  - 7) Applicant requests the Board consider the proposed 11 sago palms as they are listed as an understory tree.  
**Board** agreed that the palms could be used as understory trees; the grouping proposed and existing in the buffer.
  - 8) Applicant is going for a more formal look in front of the store.
  - 9) Applicant is willing to tighten the plantings up to 10' or 12' on center.
  - 10) Applicant feels the revised proposal will meet Ms. Timmer's interpretation of the ordinance.  
**Board** agreed that the existing oaks and shrubs in the surrounding perimeter would suffice for overstory and understory trees and shrubs discussed.
  - 11) Applicant has met the requirement by preserving the existing serpentine hedge to keep things consistent with both sides of the entry road.
  - 12) Applicant acknowledges the overstory tree requirement and could provide a tree in that spot adjacent to the parking.  
**Board** requires that an overstory tree be located at the end of the west side of the parking, located in the buffer.
  - 13) Applicant will provide tree planting details.  
**Board** suggested applicant research the possibility of tree spading or mitigating of existing trees that will have to be removed due to the entrance locations. Existing trees (not on property) would show on the resubmitted plans.
  - 14) Applicant acknowledges the comment on the existing buffer. Applicant asked that on the north side of the buffer there is some original plant material; applicant will clean/clear that up with what is being proposed for the buffer.

Mr. Thompson clarified that they are willing to replace the proposed Crape myrtles with more Redbuds and tree-form hollies.

Mr. Tiller joined the meeting at approximately 3:45 p.m.

Mr. Parker addressed the Board. He plans on continued expansion into the Bluffton/Beaufort area and would like to gain a better understanding of landscape requirements.

Board discussion included:

- Addressed existing landscaping: dwarf palmettos already exist in the buffer. Possibly continue those. Dwarf palmettos are a natural understory plant that occurs in the buffer. Suggest you pick up on the same material that's already there and just expand it.
- Tree-spading existing tree in entrance. If tree is cut, will need to be mitigated.
- Partier/clipped hedge in front of store. Tree islands have to have an overstory 3" caliper tree in them.
- Use of summer maples in the parking lot. Board advised that maples do not thrive in parking lots. Suggested palmettos are used in place of maples.
- Too many lorapetalums. Suggested amount be reduced down to 25% of what is being proposed and substitute with low-growing shrubs.

Mr. Thompson asked for clarification: The side and street buffer, the buffer retaining the existing live oaks and the existing shrub material plus the understory trees to be added will meet the intent of that buffer section. Confirmed by Board.

**Landscape: Motion:** Mr. Pinckney made a motion, and Mr. Pearce seconded the motion, **for a conditional landscape approval based on staff approval. The applicant will resubmit plans according to suggestions and discussions between the Board and the presenter. The motion was carried unanimously** (FOR: Barrett, Tiller, Hall, Scott, Pinckney).

Mr. Bob Poticny addressed the Board regarding architectural elements of the project.

- 1) The materials board requested was submitted to the Board today, at the meeting. Board requested a sample of the mortar.
- 2) The gas canopy is actually two canopies.
- 3) The fake window is glass but will be painted black on the back.

Mr. Smith came forward to address the lighting plans.

- 1) Cut sheets for all lights will be submitted.
- 2) Lights on the building need to be shown on all elevations.
- 3) Question on maximum 10 foot candle. The 10 foot candle requirement comes from commercial parking areas. Exceeding 10 foot candle requirement coming from the canopy. Request higher foot candle under the canopy. Ms. Timmer agreed to check foot-candles at other locations. Mr. Smith suggested a compromise: a 10 foot candle spillage outside the canopy, with a higher lighting inside the canopy. Mr. Tiller asked that the Board delay the decision until research can be completed on the issue.

**Architectural/Lighting Motion:** Mr. Tiller made a motion, and Mr. Pearce seconded the motion, **for a conditional landscape approval based on staff approval. The applicant will resubmit plans according to discussion and suggestions between the Board and the presenter.** The motion was carried **unanimously** (FOR: Barrett, Tiller, Hall, Scott, Pinckney).

V. **New Business:** Town of Bluffton Application – Wells Fargo Signage (COFA-4-11-2748) Highway Corridor Overlay District (HCO) Certificate of Appropriateness

Katie Woodruff, Neighborhood Preservation Planner for the Town of Bluffton, presented the request. The applicant is proposing to replace the existing signage at 11 Arley Way, Suite 101. Staff has evaluated the proposed colors, materials, dimensions and has determined that the application meets the HCO and Sign Standards set forth in the Unified Code. Staff recommends approval. (Samples provided to Board)

**Motion:** Mr. Pearce made a motion, and Ms. Barrett seconded the motion, **to approve a Highway Corridor Overlay District Certificate of Appropriateness for the proposed Wells Fargo sign system.** The motion was carried (FOR: Barrett, Tiller, Hall, Scott; OPPOSED: Pinckney).

VI: **Other Business:** The Board voted on a new Vice-Chair to replace Mr. Jake Lee. The Board unanimously voted in Mr. Joe Hall as the new Vice Chair for the Beaufort County Southern Corridor Review Board.

**Off-Agenda Items:** Mr. Tiller asked for an update about moving this meeting from the Hilton Head Library due to proposed hour changes for the library. Staff does not see a need for location change at this time. If/when it becomes necessary; the new proposed location would be at the Technical College of the Lowcountry (TCL), Riverside campus.

Mr. Pinckney suggested that the ordinance be amended to include a list of native plants suitable for buffer planting. Ms. Timmer stated she would pursue that amendment and thought it could go through the process quickly.

Acting Chairman Hall adjourned the meeting at approximately 4:55 p.m.

**APPROVED 6/22/11**